

The **Far West Subarea** is characterized by single and multi-family housing and retail and commercial development. The neighborhoods are generally new subdivisions that are ethnically and economically diverse. Retail and commercial areas include strip centers and mega-store developments that are largely located along Loop 410 and major thoroughfares including Bandera, Culebra, Grissom, Marbach, and Guilbeau Roads. The terrain varies from flat in the Subareas southern portion to gently sloping or hilly in the northern portion. The area is dominated by oak, cedar elm, cedar, and mesquite. The majority of undeveloped land is in the central part of the subarea and is hilly to flat agricultural land. This Subarea includes portions of Council Districts 4, 6, 7, and 8.

1. CENSUS TRACTS

1719, 1720, 1817, 1821

2. POPULATION (estimated)* % of change

2000	127,495	
2005	155,026	+21.60%
2010	180,184	+16.20%
2015	200,530	+11.30%

^{*}Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. DEMOGRAPHICS*

Hispanic	48.30%	Age	
Anglo	38.40%	<5	8.80%
African American	8.10%	5-17	23.00%
Other	5.20%	18-24	9.10%
		25-44	36.10%
Male	48.30%	45-64	18.80%
Female	51.70%	65+	4.20%

Median Household Income \$50,568

4. PROMINENT LANDMARKS AND FACILITIES

- Sea World of Texas
- Texas Research Park
- Northwest Vista College

5. NATURAL RESOURCE ASSETS

- Leon Creek and its tributaries including Culebra, Helotes, French, and Huebner Creeks
- undeveloped land along and near Loop 1604 and State Highway 151

^{*}Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.



6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	Type	<u>Acreage</u>	
Adam's Hill	NP	1.64	
Heritage Duck Pond	NP	6.73	
Subtotal Neighborhood P	arks		8.37 acres
Cathedral Rock	СР	50.79	
Falcone, Nani	CP	65.51	
New Territories	CP	11.09	
Perez, Oscar	CP	17.02	
Rainbow Hills	CP	7.50	
Subtotal Community Park	(S		151.91 acres
Culebra Creek	LUP	145.30	
Subtotal Large Urban Par	ks		145.30 acres
Gallagher Ranch	NA	710.17	
Hampton	NA	50.00	
Iron Horse Canyon	NA	593.74	
Kallison Ranch	NA	1,163.81	
Mayberry	NA	345.11	
Windgate Ranch	NA	1,033.24	
Mabe/Canyon Ranch	NA	421.00	
Subtotal Natural Areas			4,317.07 acres

TOTAL CITY PARK ACREAGE

4,622.65*

B. City of Leon Valley Facilities

Name	Acreage	
Raymond Rimcus Park	22.25	
Subtotal		22.25 acres

C. State of Texas Facilities

Name	Acreage	
Government Canyon S.N.A.	5,839.00	
Subtotal		5,839.00 acres*

*Although the Government Canyon State Natural Area comprises 5,839 acres, limited recreational activities will be allowed on only 683 acres.

TOTAL NON-CITY PARK ACREAGE

5,861.25

GRAND TOTAL FAR WEST SUBAREA PARK ACREAGE

10,483.90

7. NEEDS ASSESSMENT

Based on statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Far West Subarea (based on June 2005 park acreage figures).

^{*}Although the Far West Subarea comprises such a large amount of acreage, the majority of this land is currently in natural areas that are not developed and open for public use.



FAR WEST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	Estimated	005 I Population 5,026 (Excess/Def.)	Estimated	010 I Population 0,184 (Excess/Def.)	Estimated	015 I Population 0,530 (Excess/Def.)
Total City-Owned Park Acres	4,622.65	29.82/1,000	2,480	+2,143	2,883	+1,740	3,208	+1,415
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	10,483.90	67.63/1,000	2,480	+8,004				

^{*} Based on June 2005 Park Acreage

In June 2005, the City owned 4,622.65 acres of park land or 29.82 acres per 1,000 residents in the Far West Subarea. Based on the national average of 16 acres per 1,000 residents, a substantial excess of 2,143 acres exists. The park service ratio is offset by the large amount of natural areas and the Government Canyon S.N.A. which account for more than half the park acreage in this Subarea. There still, with this excess, is a shortage of basic neighborhood and community parks.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
Heritage Duck Pond Park Development	\$614,200	Park Bonds	November 2002
New Territories Park Improvements***	\$220,839	Park Bonds	June 2003
Rainbow Hills Park Community Center	\$917,549	Park Bonds	January 2004
Falcone Park Development Phase 1***	\$291,454	Park Bonds	November 2004

^{***} Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 4 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$2,044,042. Out of the projects completed, 50% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- New Territories Park Addition (1999) 9.07 acres
- Cathedral Rock Park (2000) 50.79 acres
- Heritage Duck Pond Park (2001) 6.73 acres
- Adam's Hill Park (2001) 1.64 acres
- Falcone, Nani Park Addition (2001) 65.51 acres
- Culebra Creek Park (2001) 145.30 acres
- Windgate Ranch Tract (2001) 1,033.24 acres
- Perez, Oscar Memorial Park (2001) 17.02 acres
- Iron Horse Canyon Tract (2001) 593.74 acres
- Rainbow Hills Park Addition (2002) 2.91 acres
- Kallison Ranch Tract (2002) 1,163.81 acres
- Hampton Tract (2003) 50.00 acres
- Mayberry Tract (2003) 345.11 acres



- Gallagher Ranch Tract (2004) 710.17 acres
- Mabe/Canyon Ranch Tract (2005) 421.00 acres

There were 4,616.04 acres of park land added in the past five years with a total of 4,622.65 acres of City park land currently in the Subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Cathedral Rock Nature Park Improvements	\$449,067	Park Bonds, Grant
Edwards Aquifer Protection Land Acquisition***	\$22,500,000*	Sales Tax
Falcone Comm. Park Improvements Phase 2***	\$750,000	Park Bonds
Heritage Duck Pond Park Basketball Court	\$185,000	Park Bonds
Leon Creek Greenway Development***	\$8,886,995	Sales Tax
Neighborhood Park Land Acquisition***	\$31,298	UDC Fees
Oscar Perez Park Development	\$690,306	Park Bonds, UDC Fees
Rainbow Hills Park Basketball Court Cover	\$143,112	Park Bonds, UDC Fees
* Estimated		

There are currently 8 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$33,635,778. Out of these projects, 50% of the projects were identified as priority needs from the 1999 Parks and Recreations System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and in discussions with citizens, need was expressed for the following activities and facilities.

- lighted walking, jogging and bicycle trails
- retired persons activity areas
- multi-purpose community center with gymnasiums and arts and crafts rooms
- playgrounds
- basketball courts
- lighted sports fields and softball fields
- picnic areas
- greenways connecting to Leon Creek

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Far West Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

^{***} Denotes project identified in the 1999 Parks and Recreation System Plan.



GENERAL PRIORITIES

- acquire additional park acreage to meet service goals, especially in regards to neighborhood, pocket, and community parks, utilizing Park Dedication and other means.
- rehabilitate parks and recreation facilities to assure safety, security, accessibility, and quality programming for users.
- develop recently acquired properties into neighborhood and community parks.
- acquire and develop a large urban park between Loop 410 and Loop 1604.
- acquire property and further develop the Leon Creek Greenway.
- develop a greenway plan incorporating the other existing creeks in the Far West subarea.
- develop recently purchased Natural Areas into useable park facilities

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Neighborhood Park Developmentdesign and o	•	•	_
trails, playgrounds, sport courts, and other approp		•	,
Design	\$104,000	all but CDBG	2007
Construction	\$432,640	all but CDBG	2008
Outdoor Priority 2 Culebra Creek Park design and construction of parking, playgrounds, picnic facilities, trails, restro District 6) Design Construction			
Outdoor Priority 3			
Nani Falcone Park design and construction of a per the park Master Plan. (Council District 7)	concrete skate facil	ity and additional park	king as
Design	\$140,608	all but CDBG	2009

Outdoor Priority 4

Construction

Natural Area Development-- design and construction of an existing natural area property to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council District 6)

Design	\$263,218	all but CDBG	2010
Construction	\$1,094,988	all but CDBG	2011

\$584,929

all but CDBG

2010

Outdoor Priority 5

Rainbow Hills Park-- design and construct rehabilitation to trail, ADA modifications; playground, parking lot, lighting, landscape, and park furnishings. (Council District 4)

Design \$152,082 all 2011



Construction \$632,660 all 2012

Indoor Priority 1

Rainbow Hills Park Gymnasium-- design and construction of gymnasium addition to the community center and additional parking. (Council District 4)

Design	\$405,600	all	2008
Construction	\$1,687,296	all	2009

Indoor Priority 2

New Territories Recreation Complex--design and construct rehabilitation of the HVAC, exterior and interior painting, ADA modifications, and other general building improvements. (Council District 6)

Design	\$84,365	all	2009
Construction	\$350,958	all	2010

Indoor Priority 3

Community Center-- design & construct a community center with a gymnasium and pool. (Council Districts 4, 6, and 7)

Design Phase	\$760,408	all but CDBG	2011
Construction Phase	\$3,163,298	all but CDBG	2012

Other Subarea Project Needs

Cathedral Rock Park-- design and construction of second phase improvements to include additional trails, lighting, parking, playground expansion, interpretive features, pavilion, picnic facilities. (Council District 6)

Design	\$182,790	all but CDBG	2009
Construction	\$760,408	all but CDBG	2010

Land Acquisition—acquire land for neighborhood, pocket, and community type parks. (Council District 4, 6, and 7)

Acquire 5-10 acres	\$260,000	all but CDBG	2007
Acquire 5-10 acres	\$281,216	all but CDBG	2009
Acquire 5-10 acres	\$304,163	all but CDBG	2011
Acquire 10-20 acres	\$657,966	all but CDBG	2013
Acquire 10-20 acres	\$711,656	all but CDBG	2015

Large Urban Park—acquisition, design and construction of a large urban park to include roadways, parking picnic facilities, playgrounds, sports fields, dog park, trails, sport courts, and other park improvements. (Council Districts 4, 6, and 7)

Acquire 50 to 80 acres	\$1,892,800	all but CDBG	2008
Design	\$703,040	all but CDBG	2009
Construction	\$3,041,632	all but CDBG	2011

Natural Area Development-- design and construction of an existing natural area property to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council District 6)

Design	\$263,218	all but CDBG	2014
Construction	\$1,094,988	all but CDBG	2015

Neighborhood Park Development--design and construct new neighborhood and pocket parks with walking trails, playgrounds, sport courts, and other appropriate development. (5 Parks) (Council Districts 4, 6, and 7)

Design	\$112,486	all but CDBG	2009
Construction	\$467,943	all but CDBG	2010
Design	\$116,986	all but CDBG	2010
Construction	\$486,661	all but CDBG	2011



Design	\$121,665	all but CDBG	2011
Construction	\$506,128	all but CDBG	2012
Design	\$126,532	all but CDBG	2012
Construction	\$526,373	all but CDBG	2013
Design	\$131,593	all but CDBG	2013
Construction	\$547,428	all but CDBG	2014

TOTAL PROPOSED PROJECTS \$26,513,842

12. FAR WEST SUBAREA FACILITIES MAP (Following Attachment)

13. FAR WEST SUBAREA PROGRAMS MAP (Following Attachment)

^{*}Costs adjusted for annual inflation of 4% per year beginning in 2006.